

Application ref: 2018/3482/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 26 April 2019

Development Management
Regeneration and Planning
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RISE Design Studio
Unit 2, The Linen House
Queen's Park
253 Kilburn Lane
London
W10 4BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken

Address:

Flat 6
6 Regent's Park Road
London
NW1 7TX

Proposal:

Variation of condition 3 (approved plans) of planning permission ref 2015/5330/P dated 05/02/2016 for the erection of roof extension with 2 x rooflights and installation of 4 additional vertical rear rooflights to the rear elevation associated with the creation of a mezzanine floor. Namely, alterations to the north fenestration and installation of an Automated Opening Vent to the north elevation. (Retrospective).

Drawing Nos: Superseded: 562/106A, 562/107 REVA and 562/108 REVA.

Amended: GA-03-1000, GA-03-2000, GA-03-3000, GA-03-4000 and email from RISE Design Studio dated 11.07.2018.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The Automated Opening Vent, by virtue of its projection from the roof and location, in relation to the host building, would detract from the character and appearance of the host property and the surrounding Primrose Hill Conservation Area. As such, the proposal is contrary to policies D1 and D2 of the London Borough of Camden Local Plan.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 The Council recognises the need to ensure that appropriate provision is made for fire safety. The Planning department have consulted Building Control during the course of this application, they have advised that it would be possible to meet fire safety requirements and Building Regulations via alternative solutions.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer